

16 Valley Side Drive, Crafers, SA 5152

HARRIS

House For Sale

Tuesday, 30 January 2024

16 Valley Side Drive, Crafers, SA 5152

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 3537 m2

Type: House



Sally Ness

0883394222

\$1m-\$1.1m

Enjoy the best of both worlds - tranquil, privacy and spacious living while only being minutes to the city. Nestled perfectly in the heart of Crafers the property is surrounded by picturesque tall gums, established shrubs, colorful roses and lawn areas. Encompassing a generous 3537m² allotment the property features an elevated circa 1984 built home which has been a place to call home for the current owners for over 33 years. Spread over two levels the floorplan comprises 3 bedrooms, spacious master with BIR, and second bedroom both located upstairs while bedroom 3 is located on the lower level. There are 2 bathrooms, one on each level. The formal lounge, complete with slow combustion heating for those cozy winter days, and casual dining are located off the well-appointed kitchen. Generous outdoor entertaining, including a pool for endless Summer days, while a balcony provides the perfect viewpoint to take in the far reaching views. A handcrafted, spacious gazebo, covered in lush vines, it is a place to sit and relax, read a book or enjoy a long lunch with friends. Magically tucked away deep in the garden is the cutest reproduction Victorian Mountain hut, a perfect place for kids to play. Four sheds, all with concrete flooring and 2 with power and 2 lined, provide plenty of room for storage and a great workshop. There is an abundance of wildlife who live and pass through this property, including regular koalas and beautiful birdsong. Simply a beautiful property to call home.

Specifications: CT / 5441/427 Council / Adelaide Hills Zoning / RuN Built / 1984 Land / 3537m² Frontage / 11m Council Rates / \$2,856.00pa Emergency Services Levy / \$85.05pa SA Water / \$74.20pq Estimated rental assessment: \$720 - \$800 p/w (Written rental assessment can be provided upon request) Nearby Schools / Crafers P.S, Uraidla P.S, Upper Sturt P.S, Heathfield P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409